

5-19-05
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Woods of Greenshores

Limited Purpose Annexation Planning Study and Regulatory Plan

Planning Study

Background

The owners of the Woods of Greenshores have petitioned the City to annex the property for limited purposes pursuant to Sec. 43.129 of the Texas Local Government Code.

As part of their request for limited purpose annexation, the owners have waived the requirement of Sec. 43.123 (d) (2) of the Texas Local Government Code that the property be annexed for full purposes within three years of the effective date of its limited purpose annexation.

The Woods of Greenshores is proposed for annexation for the limited purposes of planning and zoning.

Area Description

The proposed annexation area covers approximately 108 acres in Travis County east of the intersection of City Park Road and Pearce Road.

The proposed annexation area is currently undeveloped.

Projected Ten Year Development With and Without Annexation

The Woods of Greenshores is proposed as a single-family residential subdivision. The approved preliminary plan for the Woods of Greenshores (C8J-03-0220) includes 95 proposed single-family lots. The City will initiate a zoning case prior to third reading of the limited purpose annexation ordinance recommending zoning consistent with the uses designated on plats or preliminary plans for this area.

Given market forces, it is reasonable to assume that residential development of approximately the same density and intensity of use as the development proposal provided to the City will be built on the tract irrespective of whether or not it is annexed.

If annexed, the property will be developed in accordance with the City's zoning and site development standards.

Issues Supporting Annexation

The area must be annexed for limited purposes prior to final approval of the proposed zoning case.

Public Benefit from the Annexation

Limited purpose annexation and zoning will result in higher quality development than would otherwise occur.

The Economic, Environmental and other Impacts of the Proposed Annexation on Residents, Landowners Businesses and in the Proposed Annexation Area

Limited purpose annexation with a future conversion to full purpose status will be of economic benefit to the owners of the property. Currently, there are no residents in the proposed annexation area. There is no business activity in the proposed annexation area.

The proposed annexation and the imposition of City zoning and development standards will benefit residents and property owners in the area surrounding the Woods of Greenshores project by requiring higher quality development than would otherwise occur.

The proposed limited purpose annexation will protect the local environment by ensuring that future development will be in compliance with the City's zoning and Title 30 development standards.

Proposed Zoning for the Area

The area will be zoned in accordance with the procedures required by state law and Title 25 of the Code of the City of Austin (the Land Development Code).

From the effective date of the limited purpose annexation until the property is zoned, the area will be treated for development purposes in accordance with Section 25-2-222 (Designation of Annexed Land) of the Code.

Comments regarding the proposed zoning will be considered at the public hearings for the proposed limited purpose annexation.

Regulatory Plan

Development Regulations

Annexation of the area for the limited purposes of planning and zoning will extend the full range of City regulatory authority regarding development, construction, land use, and environmental quality to the area. This authority includes the application of all regulations pertaining to planning and zoning including but not limited to, regulations within the City's Land Development and related technical manuals, and all rules adopted pursuant thereto.

Future Full Purpose Annexation

The owners of the Woods of Greenshores have waived the requirements of Sec. 43.123 (d) (2) of the Texas Local Government Code that the property be annexed for full purposes within three years of the effective date of its limited purpose annexation.

Full purpose annexation of the area proposed for limited purpose annexation will take place after January 24, 2017 in accordance with the Greenshores Annexation and Development Agreement approved by the Austin City Council 1/13/05.